

Application ref: 2020/0363/L
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Date: 15 September 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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www.camden.gov.uk/planning

Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**30 Great James Street
London
WC1N 3EY**

Proposal:

Installation of 2 x air condensing units at roof level; replacement of the existing glass balustrade and steel handrail to the first floor rear roof terrace and lower ground floor courtyard with painted wrought iron railings; replacement of existing modern tiles at the front door step with Yorkstone; replacement of non-original chimney pieces at ground, first, second, and third floors with stone and painted pine bolelection chimney pieces with cast iron register grate; replacement of existing modern sanitary ware in the kitchen and bathrooms; replacement of existing porcelain floor tiles with natural limestone tile; replacement of existing modern hardwood floors in the kitchen with Portland Stone Flagstone floor; replacement of the existing modern hardwood floors in the living areas with oak flooring; removal of modern downlights and ceilings repaired; installation of built in cupboards in first floor reception room; installation of new fan coil within new joinery enclosure at first, second, third floor; removal of unauthorised doorway columns at first floor.

Drawing Nos: Cover Letter; Design & Access Statement; Planning and Heritage Statement; Noise Report Rev C; Cooling Hierarchy Statement; P1-0B; P100_REVB; P101_REVB; P102_REVB; P103_REVB; P104 Rev A; P200 Rev A; P300 Rev B; P601; P602; P603; P604

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [P1-0B; P100_REVB; P101_REVB; P102_REVB; P103_REVB; P104 Rev A; P200 Rev A; P300 Rev B; P601; P602; P603; P604]

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title of the signatory.

Daniel Pope
Director of Economy, Regeneration and Investment